



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
(425) 587-3225 ~ www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

NOVEMBER 16, 2015

PERMIT APPLICATION: Radke Subdivision, File No. [SUB15-00615](#)

LOCATION: [12432 Juanita Drive NE](#), partial lot of [7922 NE 125th Street](#) and a vacant parcel, Number [3840700758](#).

APPLICANT: Hans Christiansen of Toll WA LP

PROJECT DESCRIPTION: Subdivide approximately 3.36 acres in the RSA-8 zone into 20 single-family lots. Project will follow the City's Integrated Development Plan process for tree retention. A Lot Line Adjustment will be processed with the preliminary subdivision to retain the existing residence at 7922 NE 125th Street on a smaller parcel.

This project was approved with conditions by the Hearing Examiner on November 9, 2015.

(A threshold determination under the State Environmental Policy Act (SEPA) was made for this project on August 20, 2015. A Determination of Non-Significance was issued.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

HOW TO APPEAL: *Only the applicant or those persons who previously submitted written or oral testimony or comments to the Hearing Examiner are entitled to appeal this decision.* An appeal must be submitted by **5:00 p.m. on November 30, 2015**. For information about how to appeal, contact the Planning and Building Department at (425) 587-3225. An appeal of this project decision would be heard by the City Council.

COMMENT TO CITY COUNCIL: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

For additional information on this project, please contact **Susan Lauinger**, City of Kirkland Planning and Building Department at (425) 587-3252 or slauinger@kirklandwa.gov. More information is also available at www.mybuildingpermit.com.